

# STRATEGIC DEVELOPMENT COMMITTEE

Tuesday 16<sup>th</sup> March 2010 at 7.00 pm

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## UPDATE REPORT OF HEAD OF DEVELOPMENT DECISIONS

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Agenda item no	Reference no	Location	Proposal
6.1	PA/09/0965	Former Goodmans Fields, 74 Alie Street (Land north of Hooper Street and east of 99 leman Street, Hooper Street) London	<p>Redevelopment to provide four courtyard buildings of 5-10 storeys incorporating 6 buildings of 19-23 storeys, erection of a 4 storey terrace along Gower's Walk, change of use to residential, and construction of an additional storey to 75 Lemman Street. Overall scheme comprises 754 residential units, student accommodation, hotel, primary care centre, commercial uses, public open space, landscaping, car parking and associated works. (AMENDED DESCRIPTION)</p> <p>Note: the application is supported by and Environmental Statement.</p>

7.1	PA/08/01034 & PA/08/01035	33-35 Commercial Road, London, E1 1LD	<p>Demolition of all buildings on site (except the former St Georges Brewery and associated building on Assam Street Warehouse).</p> <p>Erection of a building comprising one basement, ground plus 17 storeys (maximum) to be used as student accommodation (Sui Generis) and associated uses.</p> <p>Erection of ground floor plus two and six storey buildings along Commercial Road for retail (Use Class A1) and/or offices (Use Class B1) and non residential institutions (Use Class D1).</p> <p>Refurbishment of and alterations to the former St Georges Brewery for use as offices (Use Class B1) and/or non residential institutions (Use Class D1).</p> <p>Refurbishment of and alterations to the Assam Street warehouse for use as student accommodation.</p> <p>Provision of a total of 406 cycle parking spaces for student and commercial use.</p> <p>Alterations to pedestrian accesses into the site and provision of a vehicular servicing access off Assam Street.</p> <p>Works of hard and soft landscaping and other associated works.</p>
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## LONDON BOROUGH OF TOWER HAMLETS

<b>Agenda Item number:</b>	6.1
<b>Reference number:</b>	PA/09/0965
<b>Location:</b>	Former Goodmans Fields, 74 Alie Street (Land north of Hooper Street and east of 99 Lemman Street, Hooper Street) London
<b>Proposal:</b>	<p>Redevelopment to provide four courtyard buildings of 5-10 storeys incorporating 6 buildings of 19-23 storeys, erection of a 4 storey terrace along Gower's Walk, change of use to residential, and construction of an additional storey to 75 Lemman Street. Overall scheme comprises 754 residential units, student accommodation, hotel, primary care centre, commercial uses, public open space, landscaping, car parking and associated works. (AMENDED DESCRIPTION)</p> <p>Note: the application is supported by an Environmental Statement.</p>

### 1. ADDITIONAL REPRESENTATIONS

The following representations have been received since the publication of the main report:

#### **London Underground**

No further comment

#### **British Waterways**

No further comment

#### **Roger Dean, Toynbee Hall**

Still wish to express their support for the proposals and the sentiments expressed in their previous communication dated 4th December 2009 continue to apply. They consider that Goodmans Fields is a very substantial site and see its successful development as vital to the well being of the wider area around it including Whitechapel.

They have been informed that the scheme contains a substantial amount of residential accommodation, including affordable housing, and plenty of non office accommodation and open space. They believe that this combination together with commercial space and the added benefits provided by the application of section 106 money to the local community can do considerable good to the area on a major scale.

## 2. CORRECTIONS TO THE MAIN REPORT

1. Page 22: The owners names are incorrect. The owner is the same as the applicant.
2. Page 28: The reason '**Inadequacy of coach and other vehicular parking facilities**' was not a reason for refusal of the application and was not in the Minutes. Therefore Paragraphs 5.8 and 5.9 should be deleted along with reason for refusal 3. on page 29.

## 3. RECOMMENDATION

- 3.1 The officer recommendation remains unchanged and planning permission should be GRANTED for the reasons outlined in Section 2 of the main report.

<b>Agenda Item number:</b>	7.1
<b>Reference number:</b>	PA/08/01034 & PA/08/01035
<b>Location:</b>	33-35 Commercial Road, London, E1 1LD
<b>Proposal:</b>	<p>Demolition of all buildings on site (except the former St Georges Brewery and associated building on Assam Street Warehouse).</p> <p>Erection of a building comprising one basement, ground plus 17 storeys (maximum) to be used as student accommodation (Sui Generis) and associated uses.</p> <p>Erection of ground floor plus two and six storey buildings along Commercial Road for retail (Use Class A1) and/or offices (Use Class B1) and non residential institutions (Use Class D1).</p> <p>Refurbishment of and alterations to the former St Georges Brewery for use as offices (Use Class B1) and/or non residential institutions (Use Class D1).</p> <p>Refurbishment of and alterations to the Assam Street warehouse for use as student accommodation.</p> <p>Provision of a total of 406 cycle parking spaces for student and commercial use.</p> <p>Alterations to pedestrian accesses into the site and provision of a vehicular servicing access off Assam Street.</p> <p>Works of hard and soft landscaping and other associated works.</p>

## 1. ADDITIONAL CONSULTATION RESPONSE

1.1 The following consultee comments have been received since the publication of the main report:

### 1.2 Transport for London (TfL)

1.3 In respect of Section 106 Contributions TfL consider the installation of pedestrian signals and streetscape improvements at the Commercial Road / Allie Street junction is a priority. TfL therefore recommend the contribution of £250,000 for pedestrian improvements is redirected to this junction in order to fund the study and works necessary to improve pedestrian safety at this junction. TfL believe this will directly benefit occupants of the development who will be able to safely access westbound bus services to enable travel into Central London.

1.4 [Officer Comment: Following agreement with the applicant the Section 106 heads of terms have been amended to reflect TfL's comments.]

### 1.5 LBTH Environmental Health Air Quality

1.6 The Environmental Health Officer has advised that the Department has no objection to this development, but would require compliance with Tower Hamlets Code of Construction Practice for the control of dust and emissions during the demolition/construction phase.

## 2. PLANNING OBLIGATIONS

2.1 The applicant has amended the Section 106 contributions as follows. It is noted that TfL comments referred to in paragraph 1.3 have been incorporated into this amendment.

2.2 To mitigate for the impact of this development, on local infrastructure and community facilities the following contributions have been agreed.

- a. A financial contribution of **£400,000** towards parks and open space within the vicinity of the site
- b. A financial contribution of **£250,000** towards public realm improvements within the vicinity of the site
- c. A financial contribution of **£200,000** towards cultural/community/education projects in the Aldgate Masterplan Area
- d. A financial contribution of **£250,000** towards a pedestrian crossing at Allie Street
- e. A financial contribution of **£165, 736** towards transport improvements
- f. A financial contribution of **£21,500** towards a cycle routes
- g. Commitment to enter into S106 agreement to prevent student occupiers from apply for car-parking permits
- h. Commitment to implement a Green Travel Plan
- i. Commitment to use local labour in construction
- j. Commitment to implement Student Management Plan
- k. TV/Radio Reception Monitoring
- l. any other planning obligation(s) considered necessary by the Corporate Director Development & Renewal

## 3. CORRECTIONS TO THE MAIN REPORT

3.1 It is noted that there is a typographical error within paragraph 4.3 of the Officers report. It should read as follows:

The Commercial Road frontage would be re-developed with the erection of buildings rising to between two and six storeys in height plus basement providing a mix of uses which would be retail (A1) and/or offices (B1) and/or non-residential institutions (D1).

3.2 It is noted that there is a typographical error within paragraph 6.28 of the Officers report. It should reads as follows:

### 3.2 Post completion testing and conditions

- Post completion test to be carried out in order to prove that development achieve the BS
- 8233 good standard
- Hours of use for the A1 retail be restricted
- Conditions regarding the delivery of goods should be imposed for A1 retail
- All conditions and post completion tests to be carried out and approved prior to the building becoming occupied

3.3 It is noted that there is a typographical error within paragraph 8.74 of the Officers report. It should read as follows:

3.4 The Developer has agreed to a financial contribution of £71,500 to pay for the costs of these improvement works.

- 3.5 It is noted that following the amendment of the Section 106 contributions discussed within section two of this report this figure is now £187,236.
- 3.6 It is noted that in reference to section 8.13-8.19 of the main report that the proposed uses within the Listed St. George's Brewery would be for B1 and/or D1. The existing buildings on site provide 8100 GEA square meters of commercial floor space of which 3000 square meters is for office use (B1) and 5000 square meters is in retail use (A1). The proposed redevelopment would provide 4213 GEA square meters of floor space of which 3412 square meters within St. George's Brewery would be in B1 and or D1 use and 1071 square meters would be in A1/B1/D1 use.
- 3.7 It is noted that the proposal would result in a net loss of 3887 GEA square meters of commercial floor space. The loss is justified given the limited employment generated by the site currently (30 people) and the fact that the site is currently under utilised.
- 3.8 As such, it is considered that the re-provision of 4213 square meters of flexible floor space A1/B1/D1 would be acceptable in this instance given that it is estimated that it would result in the creation of 234-251 jobs. Furthermore, the proposal does include the retention of B1 office floor space within the site.

#### **4. RECOMMENDATION**

- 4.1 The officer recommendation remains unchanged and planning permission should be GRANTED for the reasons outlined in Section 2 of the main report.